



LOCATION

Basildon is located in the south east of England 30 miles to the east of central London. Basildon is the third largest town in Essex located 12 miles to east of the M25 (Junction 29) and benefits from strong transport links into London and to the neighbouring towns. Rail connections from Basildon to London Fenchurch Street take less than 35 mins. Trains continue east from Basildon to Southend Central and Shoeburyness. The key roads into Basildon are the A13, which runs from the east of London to the south of Basildon, and the A127 which runs from Romford, via junction 29 of the M25, to the north of Basildon and onto Southend.

SITUATION

Basildon is a Top 100 UK town with a 45 minute drive time catchment of over 500,000 people. The Eastgate Centre is Basildon's prime retail pitch and provides approximately 750,000 sq ft of retail area. Annual footfall is in excess of 14 million and the scheme benefits over 2,000 car parking spaces and excellent transport links. The centre is anchored by **Debenhams, Asda 24hr, Primark, H&M, Topshop** and **River Island**. The premises occupy an extremely prominent position adjacent to **Bijou Brigitte** whilst other occupiers in the vicinity include **Thorntons, H&M** and **HMV**.

LEASE

The premises are available by way of a new effectively full repairing and insuring lease for a term of up to 5 years. The lease will contain landlord rolling break options from the 1st year onwards.

RENT

£55,000 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC for the premises has been commissioned and is available upon request.

SERVICE CHARGE ESTIMATE

£22,565 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

Accommodation

Ground Floor	107.5 sq m	1,157 sq ft
First Floor	103.8 sq m	1,117 sq ft

Business Rates

Rateable Value (2010)	£66,400
Rates Payable (2015/16)	£32,735 pa

Interested parties are advised to make their own enquiries with Basildon Council (01268 502424) to verify these figures.

All viewings and inspections must be arranged via sole letting agents Cushman & Wakefield LLP:

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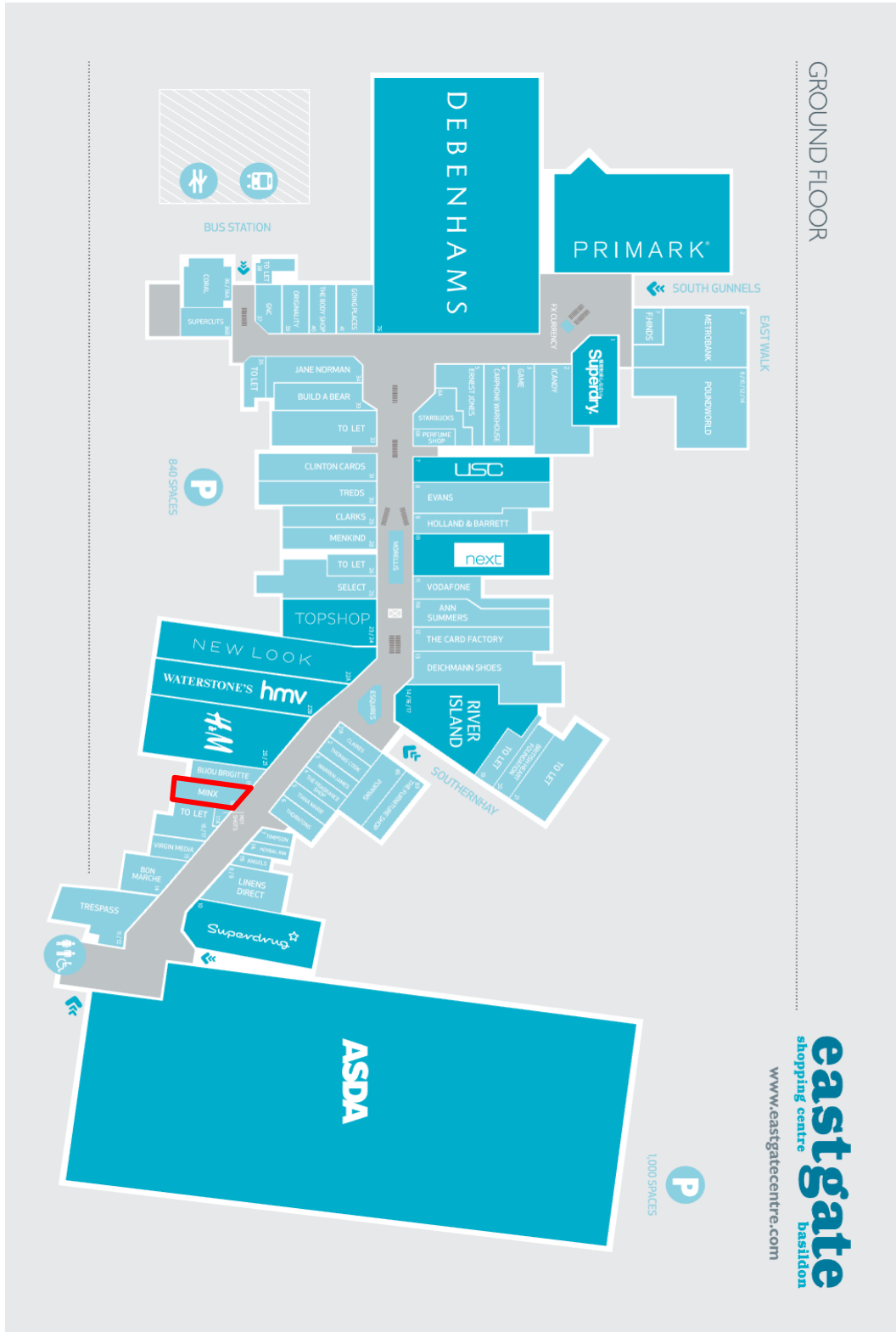


**CUSHMAN &
WAKEFIELD**

BASILDON

18 Eastgate Shopping Centre

SHOP TO LET



MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.